

Minutes
Land Development Committee
10/09/06
Trinity City Hall
7:00-8:15 p.m.

Attendance: Karen Bridges, Jeff Taylor, Fran Andrews, John Maddocks, Adam Stumb, Ann Bailie, Diana Schreiber. Absent: Kenneth Orr, Gary Loflin, Jane Maddocks, Jane Domer, Mel Brooks, Lloyd Brown, Paul Guthrie, Miles Talbert, Dwight Meredith.

Objective

Finalize the policy discussion of the Land Use Plan. Reach consensus of the intent, goals and policies and the method derived. Send Land Use Plan to Council for approval and adoption.

Overall, the members approve of the document considering the revision process conducted within the past eleven months.

Comments

Mr. Maddocks mentioned that Archdale has approved of a greenway plan which requires developers to designate and fund interconnectivity plans (greenway/open space) into their blueprints. It was encouraged that Planning & Zoning Board 'get tough' with developers in accordance to zoning classifications and land use designations. For example, developers choosing to build 2 homes/acre must be required to install sidewalks; 3 houses/acre, are required to reserve 10-20% open space; 6+ homes, are required to reserve 30% for open space; increased density positively correlated with increased open space requirements.

Tentative 'next step' is to re-codify current zoning classifications to reflect the objectives established in the Land Use Plan. Form or appoint a new committee consisting of (2) council members, (2) planning & zoning board members and (2-4) individuals from the Land Development Plan Committee members or new contributing citizens. The purpose of the committee will be to develop policies and ordinances supporting the Land Use Plan.

Manager Bailie explained that revisions to the map had been made at the last meeting, but because only a small group had been present she asked that the revisions be reviewed.

Map revisions approved at the last meeting were endorsed by members present:

1. Employment Center designation at Trinity Road and I-85 should be re-designated should be designated as mixed-use north of I-85 and residential south of I-85.
2. Mendenhall Road at Sister's Lane
The area straddling Sister's Lane should be designated residential south of Mendenhall Road to the Uwharrie River.

John Maddocks made a motion to adopt the Land Use Map and Plan and to send to Planning & Zoning for approval with additional "quality of life" issues noted as being

important for long-term consideration. The Plan will then be forwarded to Council for approval. Karen Bridges seconded the motion. The motion was approved by all members present.

Manager Bailie said she would send letters to all Committee members explaining that the Plan had been approved and recommended for approval by Planning & Zoning and Council. She said that because so many members were absent, she would invite members to submit comments to be included with the recommendation.

Other Business

Disagreements over language versus substance has plagued specific the Land Development Committee members. Certain architectural/development jargon such as Traditional Neighborhood Designs (TND) has been met with resistance. Currently, alleyways of less than 16 feet in width do not qualify for Powell Bill Funds. For this reason, planning should stipulate secondary street regulations conforming to NCDOT maintenance specifications. Options to alleyways consist of designing single-side, off-street parking. In Winston-Salem, alleys are owned and maintained by city residents. Crime and garbage pickup are other concerns.

Karen Bridges seeks to establish a more thorough oversight process for developer's site plans. Open discussion focused on the modifying transportation access routes for Hadley Park, managing of the dilapidated homes along Rt, 62, using Davidson, NC's ordinances as a base for Trinity's future development and researching parking regulations to restrict occupancy in single family residential neighborhoods.

Consensus was reached favoring the walkable neighborhood concept of locating restaurants, pubs, coffee shops and amenities into future higher density developments with 'low to no' lawn maintenance.